



TOWN OF HOPKINTON

OFFICE OF THE PLANNING BOARD

TOWN HALL
18 MAIN STREET
HOPKINTON, MA 01748
(508) 497-9755

Combined Special Permit Application Flexible Community Development

Please indicate the Special Permit, in addition to the Flexible Development Special Permit, for which this application is submitted:

_____ Garden Apartments in Residential Districts (GARD)
_____ Senior Housing Development (SHD)
_____ Open Space and Landscape Preservation Development (OSLPD)

Date: _____

Project Name: _____

Name of Applicant: _____

Address: _____

Daytime Telephone: _____

Fax: _____ Email: _____

Name of Property Owner: _____

Address: _____

Daytime Telephone: _____

Fax: _____ Email: _____

Name of Design Professional: _____

Address: _____

Daytime Telephone: _____

Fax: _____ Email: _____

Address(es) of the Premises: _____

Assessors Property ID No. (List all): Map: _____ Block _____ Lot _____

Map: _____ Block _____ Lot _____ Map: _____ Block _____ Lot _____

The Premises

List all zoning districts in which the premises is located, including overlay districts.

Total parcel size: _____ acres
Total useable area (GARD and SHD only): _____ acres
Longest contiguous parcel frontage: _____ feet
Total wetlands: _____ acres
Total common open space _____ acres
Total wetlands in common open space _____ acres
Total floodplain: _____ acres
Active recreation area (GARD and SHD only): _____ square feet
Current use of the premises: _____
Briefly list and describe all existing structures on the premises: _____

The Project

Garden Apartment and Senior Housing Development Projects:

Is the project proposed under the Garden Apartments in Residential Districts bylaw (Article XIII) or the Senior Housing Development bylaw (Article XVIA)?

Base plan: Number of dwelling units: _____
Number of affordable dwelling units required: _____
Total number of dwelling units proposed: _____
 Number of market rate units proposed: _____
 Number of affordable units proposed: _____
Number of ownership units: _____
Number of rental units: _____
Number of bedrooms per acre of useable land: _____
Size of dwelling units: _____ square feet
Number of dwelling units per building: _____
Are waivers of dimensional requirements proposed? _____
Number of parking spaces required? _____ Provided: _____
Proposed ownership of open space and recreation areas: _____

How will the open space portion be preserved in perpetuity? _____

Single-Family Projects:

OSLPD Base plan: Number of building lots: _____

OSLPD Base plan: Number of dwelling units: _____

Number of building lots possible by conventional subdivision plan: _____

Result of Density Formula: _____

Number of affordable dwelling units required: _____

Total number of dwelling units proposed: _____

Number of market rate units proposed: _____

Number of affordable units proposed: _____

Number of ownership units: _____

Number of rental units: _____

Are waivers of dimensional requirements proposed? _____

Common driveways are requested to serve the following lot numbers: _____

Area of smallest building lot shown on plan: _____

Are 45,000 sq. ft. minimum lot sizes with 30% open space requested? _____ If so, attach a statement indicating why.

Proposed ownership of open space: _____

▶ Attach a list of all waivers requested of the OSLPD bylaw and the Subdivision Rules & Regulations.

▶ Attach a description of significant natural features and important natural resources to be preserved in the common open space.

▶ Attach information indicating how the following standards will be met:

1. The development will not cause unreasonable traffic congestion or unsafe conditions both within and outside of the development;
2. The development will provide for and maintain convenient and safe emergency vehicle access to all buildings and structures at all times.
3. The site design shall preserve and, where possible, enhance the natural features of the property, including scenic views, by adapting the location and placement of structures and ways to the existing topography in order to minimize the amount of soil removal, tree cutting and general disturbance to the landscape and surrounding properties.
4. The site design shall identify and ensure preservation of significant and special natural features.

All Projects:

Number of affordable units to be provided: _____

Number of affordable units for which equivalent payment of fees in lieu of units is proposed:

Proposed timing of payment of fees in lieu of units: _____

Method of provision of the affordable units:

	Number of units off-premises	Number of units on-premises
New construction		
Rehabilitation or renovation of existing structure(s)		

Proposed location/property address of each proposed off-premises unit:

Location/Address	Number of units

Does the project involve the demolition of existing structure(s)? _____

If so, please list the address and age of the structures: _____

Unit Composition:

Please indicate the number of dwelling units and the unit numbers in each category.

	Bedrooms					Detached Units	Attached Units
	1	2	3	4	5		
Affordable units							
Market rate units							

Project Phasing:

Please complete the chart below regarding anticipated phasing of the project. If you plan to develop the project in one phase, complete only the first column. Add additional columns representing additional phases as necessary.

	Phase 1	Phase 2	Phase 3	Total
Approximate month and year of start of site work construction				
Approximate month and year of start of dwelling unit construction				
Approximate month and year of lottery				
Approximate month and year of initial occupancy				
Number of market rate units				
Number of affordable units				

Submission Requirements:

Please see the applicable regulations or manual for each development type, in addition to the Flexible Community Development Regulations and the Subdivision Rules & Regulations (OSLPD projects) for a complete and detailed list of submission requirements, including fees. Where the number of plans and plan contents differ between application types, the most expansive shall apply. The following is a general checklist of required materials.

- Fees
- Certified list of abutters
- Envelopes with postage
- Narratives
- Requested waivers and justification for each
- Requested reductions in dimensional requirements, locations and reasons for each
- Restrictive documents – draft deed restrictions, monitoring plan, regulatory agreement, marketing plan
- Plans